

152.0

0005

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

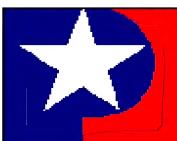
976,000 / 976,000

USE VALUE:

976,000 / 976,000

ASSESSED:

976,000 / 976,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
32		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SONALKAR PRANAY &	
Owner 2: SONALKAR LAUREN OLIFF	
Owner 3:	

Street 1: 32 HAWTHORNE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SAWAI SANJEEV -	
Owner 2: BHAGWAT SARITA -	
Street 1: 32 HAWTHORNE AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Aluminum Exterior and 1673 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	2	Above Street
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Adj	Unit Price

101	One Family	10425	Sq. Ft.	Site	0	80.	0.70	9												

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10425.000	389,800		586,200	976,000

Legal Description	
User Acct	100697
GIS Ref	
GIS Ref	
Insp Date	05/01/18

111908!
PRIOR ID # 1: 100697
PRIOR ID # 2:
PRIOR ID # 3:
PRIOR ID # 1: 12/30/21 13:22:16
PRIOR ID # 2:
PRIOR ID # 3:
LAST REV DATE
DATE
TIME
12/10/2020
12/18/2019
1/3/2019
12/20/2017
1/3/2017
1/4/2016
12/11/2014
DANAM
11908
ASR MAP:
FACT DIST:
REVAL DIST:
YEAR:
LANDREASON:
BLDREASON:
CIVILDISTRICT:
RATION:

Total Card	0.239	389,800		586,200	976,000	
Total Parcel	0.239	389,800		586,200	976,000	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	583.38	/Parcel:	583.38

Entered Lot Size
Total Land:
Land Unit Type:

Parcel ID	152.0-0005-0001.A
Date	
Notes	

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	
2022	101	FV	389,800	0	10,425.	586,200	976,000		Year end
2021	101	FV	378,900	0	10,425.	586,200	965,100		Year End Roll
2020	101	FV	379,100	0	10,425.	586,200	965,300	965,300	Year End Roll
2019	101	FV	291,800	0	10,425.	549,600	841,400	841,400	Year End Roll
2018	101	FV	288,500	0	10,425.	454,300	742,800	742,800	Year End Roll
2017	101	FV	288,500	0	10,425.	417,700	706,200	706,200	Year End Roll
2016	101	FV	288,500	0	10,425.	381,000	669,500	669,500	Year End
2015	101	FV	273,400	0	10,425.	373,700	647,100	647,100	Year End Roll

SALES INFORMATION	TAX DISTRICT
Grantor	Legal Ref
SAWAI SANJEEV,	60610-581
BERGER VERNON	36379-452
BERGER VERNON	29378-241

Sale Code	Sale Price	V	Tst	Verif	Notes
	644,000	No	No		
	536,000	No	No		
	1	No	No	A	

ACTIVITY INFORMATION
Date
Result
By
Name

5/1/2018	Meas/Inspect	BS	Barbara S
11/26/2008	Meas/Inspect	189	PATRIOT
12/16/2002	MLS	MM	Mary M
12/16/1999	Mailer Sent		
11/22/1999	Measured	270	PATRIOT

7/14/1993		KT	

Sign:	VERIFICATION OF VISIT NOT DATA
/	/
/	/
/	/
/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style	1	Rating: Good		Full Bath: 1	Rating: Good			OF= BMT SINK.													
Sty Ht: 1T - 1 & 3/4 Sty				A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 3 - Aluminum				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 1	Rating: Fair																
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: WHITE																					
View / Desir:																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH									
Grade: C+ - Average (+)				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1											
Year Blt: 1923	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other													
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	7	4	M									
Sec Int Wall:	%			Floor:				Additions:													
Partition: T - Typical				% Own:				Kitchen:													
Prim Floors: 3 - Hardwood				Name:				Baths:													
Sec Floors:	%							Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar: 1								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 152.0-0005-0001.A										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:	Total Special Features:								Total:											